Agenda Item No._____

File Code No. 700.08

CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: May 19, 2009

TO: Mayor and Councilmembers
Chairperson and Boardmembers

FROM: Engineering Division, Public Works Department
Housing and Redevelopment Division, Community Development Department
Administration Division, Fire Department

SUBJECT: Increase Appropriation And Change Order Authority For The Fire Station No. 1 Seismic Renovation Project

RECOMMENDATION:

A. That the Redevelopment Agency (RDA) Board appropriate and authorize the expenditure of $265,400 from the RDA's Project Contingency Account to fund the construction of a vehicle exhaust system, replacement of overhead doors, and an additional four months of leased office space as part of the Fire Station No. 1 Seismic Renovation Project (Project), for a total Project cost of $7,240,014; and

B. That Council approve additional Change Order expenditure authority for the Fire Station No. 1 Seismic Renovation Project, Contract No. 22,798, in the amount of $125,000 to cover the cost of the vehicle exhaust system construction.

BACKGROUND:

On April 22, 2008, Council approved the Project, which includes extensive renovations to the 49-year-old fire station. Total RDA funding at that time was $6,635,614. The scope of the renovation includes a complete seismic upgrade, extensive remodel of the second floor crew's quarters, remodel of the first floor office area, and replacement of all utility services. Throughout this year-long renovation, Fire Station No. 1 has remained operational at all times.

On October 28, 2008, the RDA Board directed staff to design an Emergency Operation Center (EOC) that was incorporated into the construction on February 24, 2009, at a total cost of $339,000, bringing the total Project cost to $6,974,614 and total construction cost to $4,737,559. Completion of the Project is anticipated to occur in August 2009.

DISCUSSION:

Mechanical Ventilation System

Staff requests permission to increase the Change Order authority for the construction of a vehicle exhaust system within the apparatus bay where fire-fighting and emergency response vehicles are stored. Currently, the apparatus bay relies on natural ventilation from open overhead doors and does not have a mechanical ventilation system to capture the diesel exhaust from the fire engines. This existing condition does not meet the current California Building Code (Code), but was permitted as legal, non-conforming because the apparatus bay was not undergoing extensive renovation as part of the Project. Fire Department staff was pursuing a Federal grant to cover the cost of a mechanical ventilation system as a separate project, but the City did not receive the grant.

In an effort to address Code compliance, staff has developed a solution to bring the apparatus bay in compliance as part of the existing construction. Staff found an alternative ventilation system referred to as "source capture" that is the only feasible method to eliminate all diesel exhaust from a fire station. The specified PlymoVent® Fire House System consists of an automatic release flexible duct connection to the fire engine tailpipes, duct guide tracks, exhaust ducts, fan, and control panel. The system would require the addition of an exterior duct chase, fan room, and electrical power.

Staff has negotiated a reasonable cost proposal of $120,549 with the current construction contractor, McGillivray Construction, Incorporated, taking advantage of the current market and mobilization. Staff request Council's approval to proceed with the construction amount of $125,000, which includes an additional 4% to cover any unforeseen costs, bringing total construction costs to $4,862,559.

In addition to the proposed construction funding increase, staff has also identified tailpipe modifications to the fire engines that would be required to be compatible with the PlymoVent® grabber nozzle. Staff estimates the cost for a separate vendor to modify the tailpipes to be $5,000.

The proposed vehicle exhaust expenditures are summarized as follows:

Increase Change Order Authority	$125,000
Tailpipe Modifications	$ 5,000
TOTAL	**$130,000**

Annex Building Modifications

The two existing wood overhead doors at the City-owned garage, referred to as the Annex Building, at 927 Chapala Street, were identified as being inoperable and in need of replacement after the former tenant vacated the building. The wood doors have been replaced with new motorized wooden overhead doors. These were purchased under a separate Fire Department Maintenance and Repair Purchase Order with Vortex Industries, Incorporated in the amount of $50,400. The custom wood doors were specified, rather than the proposed standard metal doors, because of a condition of approval by the Historic Landmarks Commission. This $50,400 for HLC approved wooden doors exceeded the $14,000 estimated for metal doors. As part of the Project, the Annex Building was used for equipment storage during construction. The two overhead doors had to be replaced in order to safely utilize the temporary space. Because the Annex Building has been used as a necessary part of the Project, staff recommends that the cost of the door replacement be funded by the RDA Project Contingency Account.

Temporary Relocation Costs

It was necessary to relocate some Fire personnel during Project construction. The Project budget included an 18-month lease at 925 De la Vina to provide office space during the renovation. Due to an earlier than expected move-in date, delays in the Project associated with the EOC, vehicle exhaust system, and other miscellaneous change orders, staff is recommending extending the rental an additional four months at a cost of approximately $85,000 be funded by the RDA Project Contingency Account.

FUNDING:

Staff is recommending $265,400 in expenditures from the RDA Project Contingency Account. With a Contingency Account balance of $1,410,377 there are currently sufficient funds in this account to support this recommendation. Of the $265,400, a $125,000 Change Order authority increase would fund the construction of a vehicle exhaust system. The remainder would fund tailpipe modifications, the replacement of overhead doors, and an additional office space lease period. As a result, the total RDA funding for the Fire Station No. 1 Seismic Renovation Project would be $7,240,014.

Fire Station No. 1 Seismic Renovation Cost Summary

Current Project Cost	$6,974,614
Vehicle Exhaust Construction Cost	$130,000
Overhead Door Replacement Cost	$50,400
Additional Office Space Lease Cost	$85,000
Total Project Cost:	**$7,240,014**

SUSTAINABILITY IMPACT:

The Project incorporates green building materials and construction techniques to accomplish a Leadership in Energy and Environmental Design (LEED) Silver rating for new construction. Changes made to accommodate the vehicle exhaust system would be held to the same high environmental standards. The addition of the vehicle exhaust system would virtually eliminate the exposure of personnel to diesel exhaust and improve indoor air quality to exceed the minimum LEED performance prerequisite.

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